

044.A

0001

0132.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

810,200 / 810,200

USE VALUE:

810,200 / 810,200

ASSESSED:

810,200 / 810,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	KUZU MEHMET & TUGBA	Unit #:	132
Owner 2:			
Owner 3:			

Street 1: 132 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	LEFKER BRUCE A -
Owner 2:	-

Street 1: 132 WEBSTER ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Vinyl Exterior and 2827 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8235																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	810,200			810,200		312549
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18


Patriot Properties Inc.
 USER DEFINED
 Prior Id #1: 30987

!15827!

PRINT

Date	Time
12/11/20	05:30:14

LAST REV

Date	Time
09/09/20	15:42:53

jorourke

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEFKER BRUCE A	75484-589	2	8/28/2020		940,000	No	No		
LEFKER MADELEIN	64795-70		1/14/2015	Convenience		1	No	No	
VANDEN BROOK LA	59403-97		6/28/2012		610,000	No	No		
LOMBARDI KEITH	55639-557		10/21/2010		592,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/9/2020		SQ Mailed							JO	Jenny O		
11/18/2019		Mail Update							MM	Mary M		
6/14/2018		Measured							DGM	D Mann		
8/20/2013		Info Fm Plan							BR	B Rossignol		
9/28/2012		MLS							EMK	Ellen K		
2/17/2011		NEW CONDO							BR	B Rossignol		

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	GLA=2827 SFT.											
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	GRAY			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Very Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	B- - Good (-)			CONDOS INFORMATION															
Year Blt:	2010	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G12	Fact:	.	Floor:	M	- Multi-Level													
Const Mod:				% Own:	50.000000000														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	2.7	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	1 - Drywall			Functional:				1	7	3									
Sec Int Wall:		%		Economic:															
Partition:	T - Typical			Special:															
Prim Floors:	3 - Hardwood			Override:															
Sec Floors:		%		Total:	2.7	%													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ:	245.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:	2			Size Adj.:	0.71223915														
Electric:	3 - Typical			Const Adj.:	0.99989998														
Insulation:	2 - Typical			Adj \$ / SQ:	174.481														
Int vs Ext:	S			Other Features:	68489														
Heat Fuel:	2 - Gas			Grade Factor:	1.21														
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.22500002														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:	100	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	832650				Juris. Factor:	1.00	Before Depr:	258.62							
% Com Wall:		% Sprinkled:		Depreciation:	22482				Special Features:	0	Val/Su Net:	286.59							
				Deprecated Total:	810169				Final Total:	810200	Val/Su SzAd:	286.59							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.A-0001-0132.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					
AssessPro Patriot Properties, Inc																			
																			